

Single-Family Housing
One Bedroom / One Bath Model
for
YAVAPAI COUNTY
1015 Fair Street
Prescott, Arizona



IMPORTANT!
Footings will not be inspected until all property corners are properly pinned, flagged and easily identifiable to the inspector.

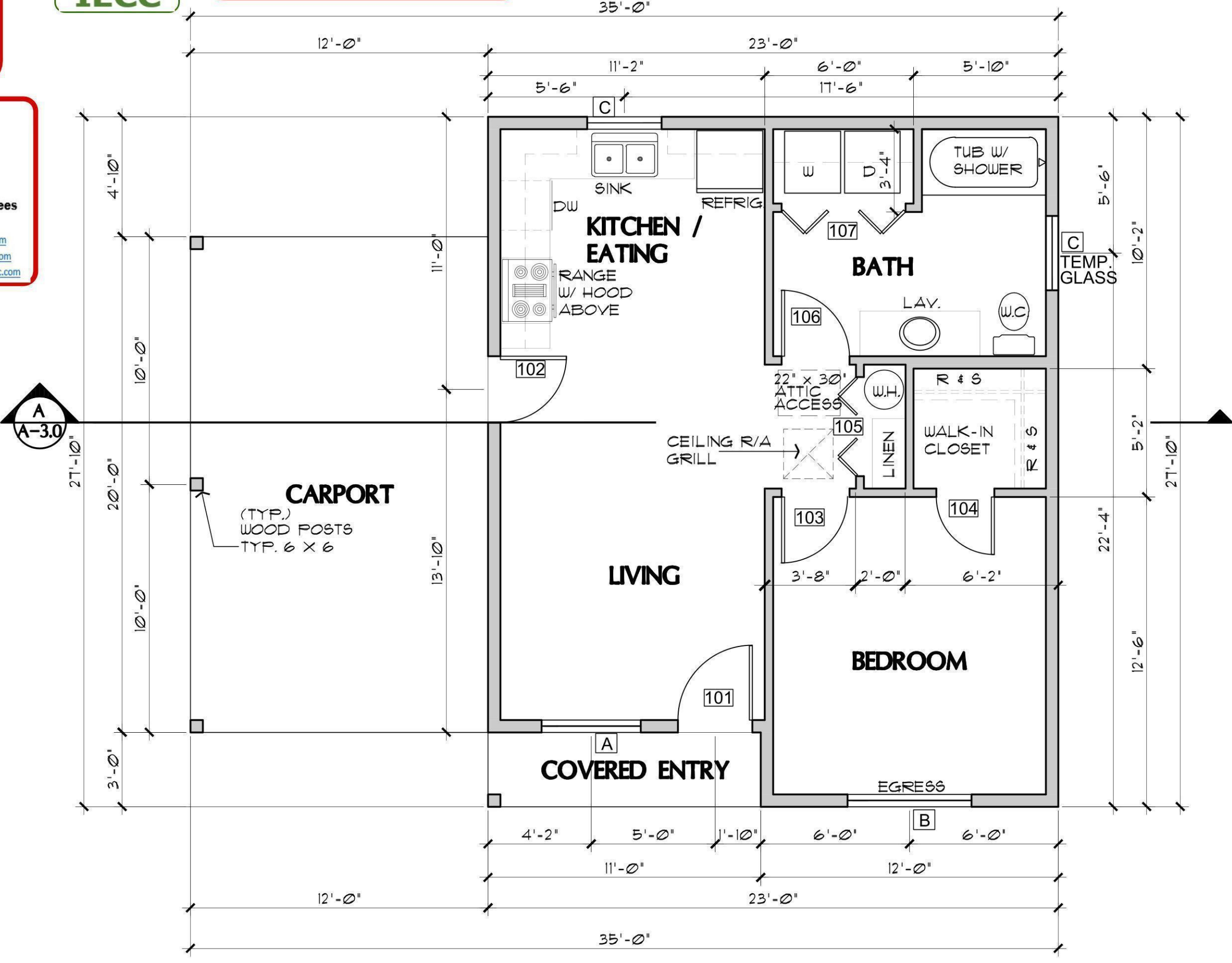
2018
IRC/IBC

2006
IECC

APPROVAL IS SUBJECT TO FIELD INSPECTION AND COMPLIANCE WITH ALL RELEVANT CODES, LAWS AND ORDINANCES

THE ENGINEERED GEOTECHNICAL REPORT IS A PART OF THE PERMITTED DOCUMENTS, AND SHALL BE ONSITE AT ALL TIMES WITH THE PERMITTED PLANS.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
1-800-782-5348
YAVAPAI COUNTY



PROJECT INFORMATION

ALL WORK SHALL CONFORM TO ALL YAVAPAI COUNTY ADOPTED CODES, ORDINANCES AND POLICIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2017 NATIONAL ELECTRIC CODE (NEC)
2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

LIVABLE: 607 SQ. FT.
CARPORT/ALT. GARAGE: 240 SQ. FT.
COVERED ENTRY: 33 SQ. FT.
TOTAL UNDER ROOF: 880 SQ. FT.

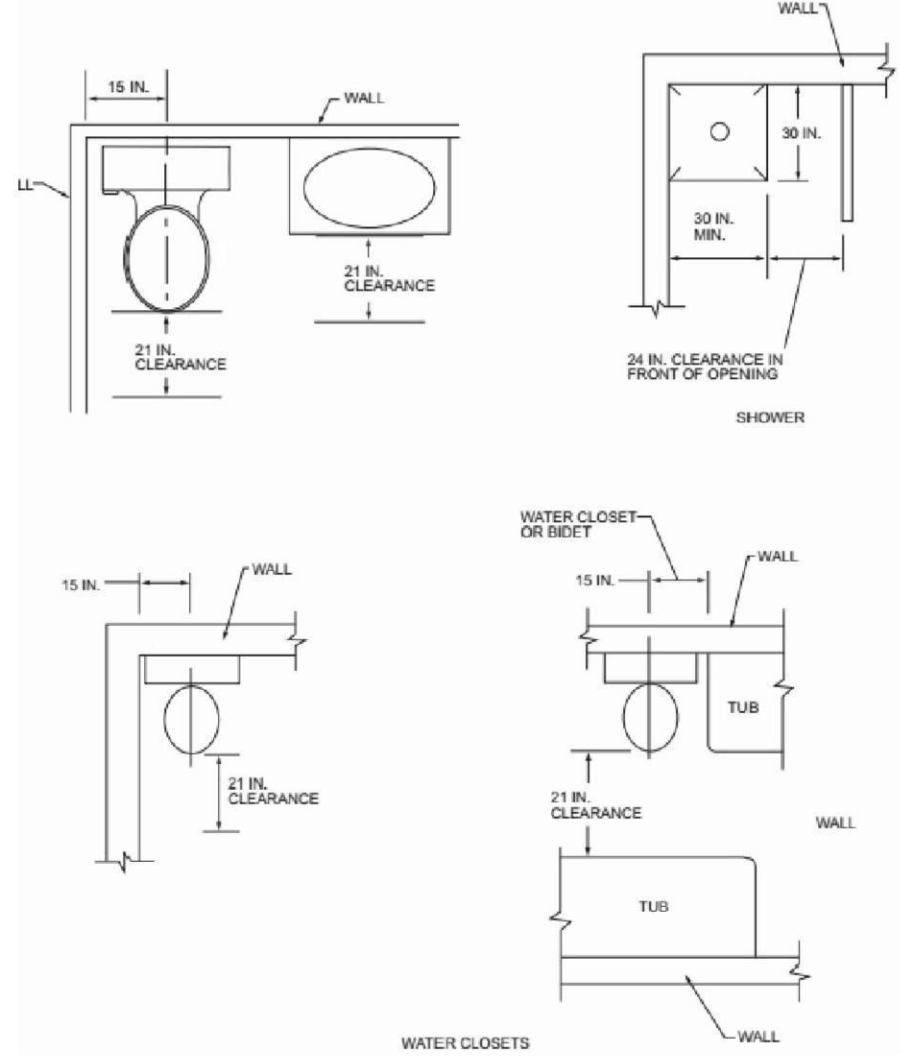
OCCUPANCY: R-3 (Single-Family Residential)
CONSTRUCTION TYPE: V-B

INDEX TO DRAWINGS

A-1.0	FLOOR PLAN / SCHEDULES
A-1.1	GARAGE ALTERNATE SHEET
A-2.0	FOUNDATION PLAN / ROOF FRAMING PLAN / DETAILS
A-3.0	EXTERIOR ELEVATIONS / BLDG. SECTIONS
ME-1	HVAC / ELECTRICAL PLANS

GENERAL NOTES

- DUE TO REPROGRAPHIC PROCESS, THESE PLANS MAY NOT BE ACCURATE TO SCALE. DIMENSIONS ARE NOT TO BE SCALED FROM THE WORKING DRAWINGS.
- BEFORE ORDERING ANY MATERIALS OR STARTING ANY WORK, CONTRACTORS SHALL VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. ANY DEVIATION AND/OR UNSAFE OR UNREGULATED CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF YAVAPAI COUNTY DEVELOPMENT SERVICES.
- GENERAL CONTRACTOR TO VERIFY AND LOCATE ALL UTILITY STUBS AND MAINS BEFORE BEGINNING CONSTRUCTION OF PROJECT.
- GENERAL CONTRACTOR TO VERIFY THE REMOVAL AND/OR REPLANTING OF LANDSCAPE IF THE CONDITION OCCURS OVER THE PROJECT SITE.
- DAMAGE TO SITE, UTILITIES, OR NEWLY BUILT IMPROVEMENTS, NOT DESIGNED FOR REMOVAL, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR INVOLVED, AND SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE SAME.
- VERIFY UNIFORMITY OF ALL FRAMING SO AS TO CREATE A SMOOTH, REGULAR FINISH WITH NO IRREGULARITIES.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO THOROUGHLY REVIEW THE PLANS AND TO NOTIFY YAVAPAI COUNTY DEVELOPMENT SERVICES OF ANY DISCREPANCIES. YAVAPAI COUNTY, NOR THE ARCHITECT-OF-RECORD, WILL NOT BE RESPONSIBLE FOR MATERIALS IMPROPERLY ORDERED OR INSTALLED.
- FAILURE BY THE GENERAL CONTRACTOR OR SUB-CONTRACTORS, TO ACQUAINT THEMSELVES WITH ALL AVAILABLE INFORMATION CONCERNING THIS PROJECT SHALL NOT RELIEVE THEM OF THE RESPONSIBILITY TO PERFORM THEIR WORK PROPERLY.
- APPROVAL OF ALL CONSTRUCTION IS SUBJECT TO FIELD VERIFICATION BY YAVAPAI COUNTY PERSONNEL.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERATING WINDOW, OR DOOR, FOR EMERGENCY EGRESS, OPEN DIRECTLY TO A STREET, ALLEY, OR YARD.



PLUMBING FIXTURE CLEARANCES
NO SCALE

CAUTION
Yavapai County permitted building plans do not relieve the Owners or General Contractor from their responsibilities to conform to all adopted building codes. Every effort has been made to provide a thorough plan review, however plans may contain irregularities. If plans do not contain the proper information or details the Owner/General Contractor shall Not proceed with the project until the issue has been resolved through Yavapai County and any professional involved in the project.

Yavapai County Ordinance, Section 112.6
Drainage across Property Lines.
Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-errosive down-drains or other devices.

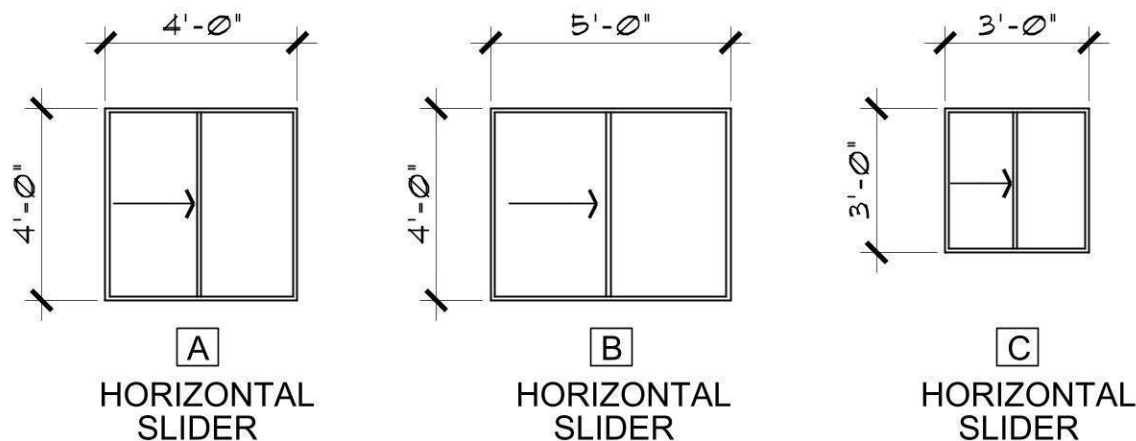
FLOOR PLAN (see sheet A-1.1 for Garage Alternate)

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

DR. #	SIZE			DOOR TYPE	REMARKS
	W.	H.	T.		
101	3'-0"	6'-8"	1-3/4"	6-PANEL SOLID-CORE WOOD	
102	2'-8"	6'-8"	1-3/4"	2-PANEL SOLID-CORE WOOD W/ TEMPERED GLASS VISION PANEL	SELF-CLOSING & SELF-LATCHING PROVIDE THRESHOLD AND WEATHERSTRIPPING
103	2'-8"	6'-8"	1-3/8"	INTERIOR 4-PANEL HOLLOW CORE	
104	2'-4"	6'-8"	1-3/8"	INTERIOR 4-PANEL HOLLOW CORE	
105	4'-0"	6'-8"	1-1/8"	LOUVERED BI-FOLD	
106	2'-8"	6'-8"	1-3/8"	INTERIOR 4-PANEL HOLLOW CORE	
107	5'-0"	6'-8"	1-1/8"	PANELED BI-FOLD	
108	2'-8"	6'-8"	1-3/8"	4-PANEL SOLID CORE FROM GARAGE	SELF-CLOSING & SELF-LATCHING PROVIDE THRESHOLD AND WEATHERSTRIPPING

NOTE: WHEN USING DOOR #2 WITH THE ALTERNATE GARAGE, SELF-CLOSING & SELF-LATCHING ARE NOT REQUIRED.



WINDOWS SHALL BE VINYL FRAME
MAX. U-FACTOR: 0.40
(OPTION TO ELIMINATE FOUNDATION INSULATION IF USING 0.32 OR BELOW U-FACTOR)

WINDOW TYPES

SCALE: 1/4" = 1'-0"

NOTE: FENESTRATION IN ZONE 2 (ELEVATIONS BELOW 3500 FT.) SHALL HAVE A MAXIMUM U-FACTOR OF 0.75, AND A MAXIMUM FENESTRATION SHGC FACTOR OF 0.40. FENESTRATION IN ZONE 4 (ELEVATIONS 3500 FT. AND ABOVE) SHALL HAVE A MAXIMU U-FACTOR OF 0.40. THE SHGC FACTOR IN ZONE 4 IS NOT APPLICABLE.

Job no. : 1BDRM/1BATH
Date : 12/09/2020
Drawn by: MFR
Chk'd by: MFR
Scale : AS NOTED
Revisions:

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PROJECT INFO / FLOOR PLAN /
OPENING SCHEDULES
1 BEDROOM / 1 BATH

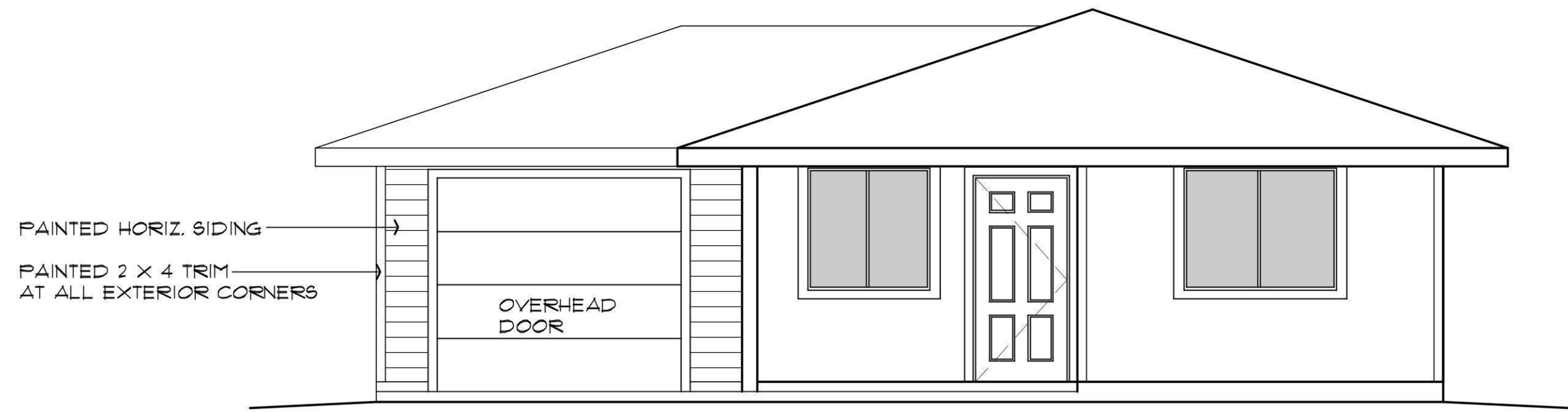
YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
PRESCOTT, ARIZONA

SHEET NO:

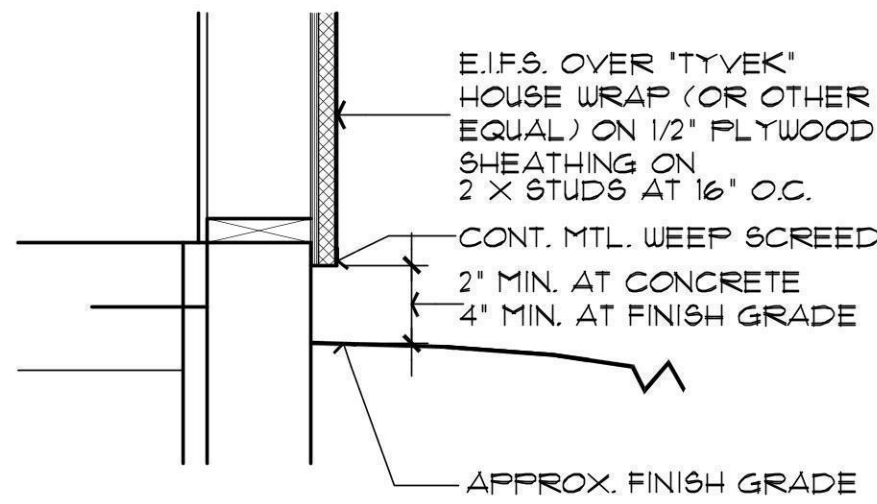
A-1.0

REVIEWED FOR
DESIGN CRITERIA
ONLY



ALTERNATE GARAGE – FRONT ELEVATION

SCALE: 1/4" = 1'-0"



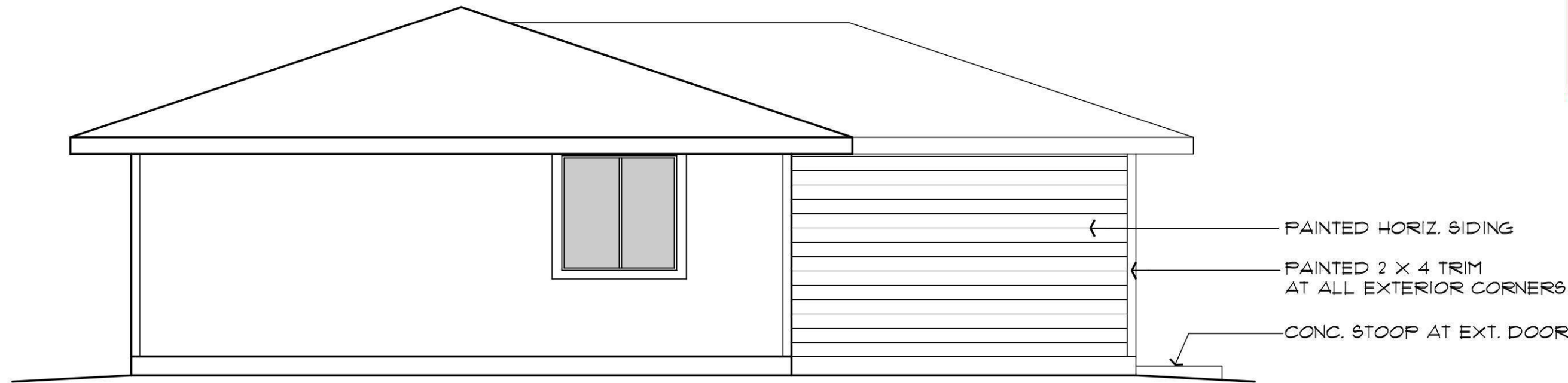
3 STUCCO BASE DETAIL
NO SCALE

NOTE: STUCCO MAY BE USED IN LIEU OF THE HORIZ. SIDING. PROVIDE A WEEP SCREED AT THE BASE OF THE STUCCO AT THE EXTERIOR.



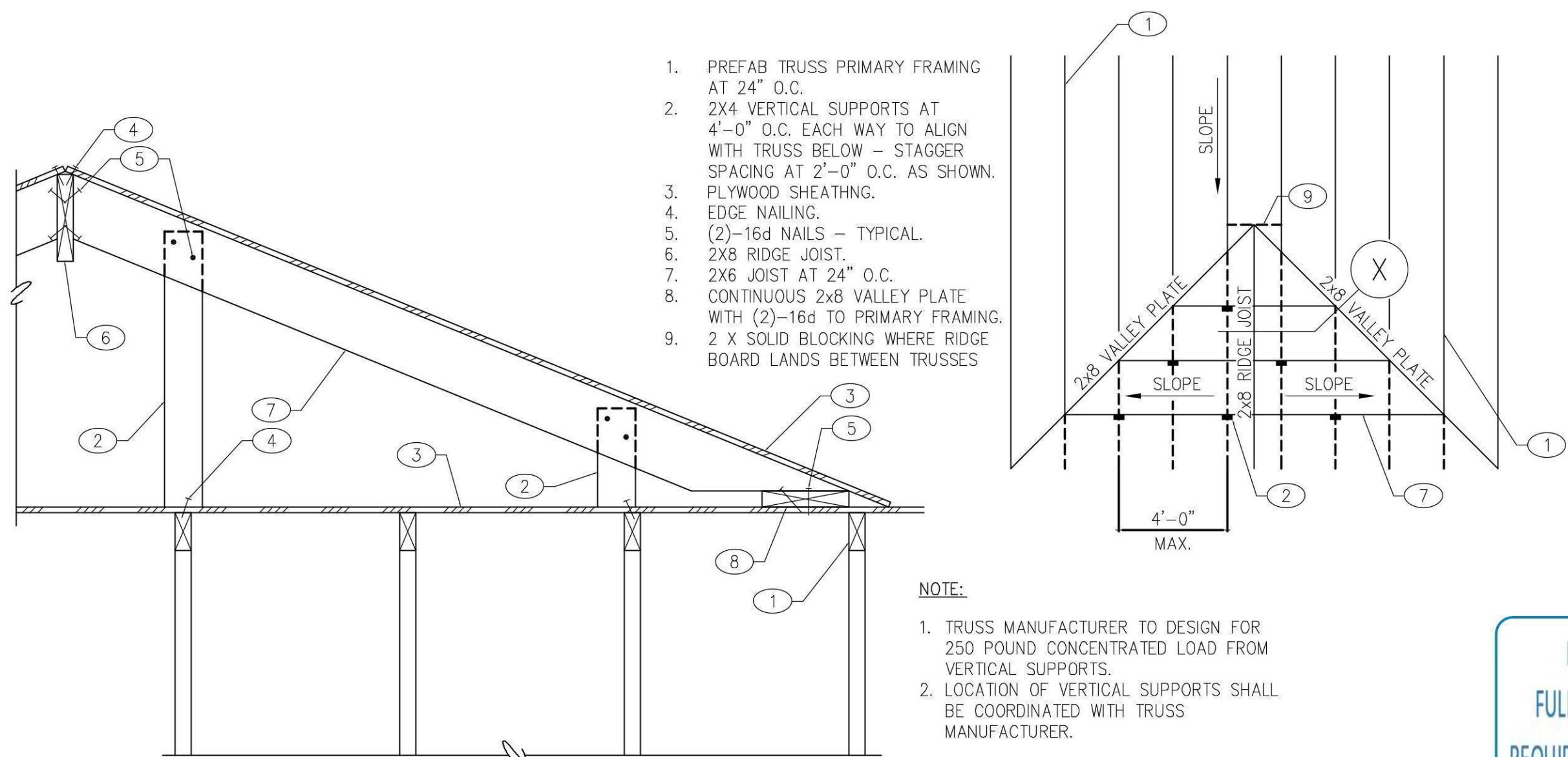
ALTERNATE GARAGE – LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

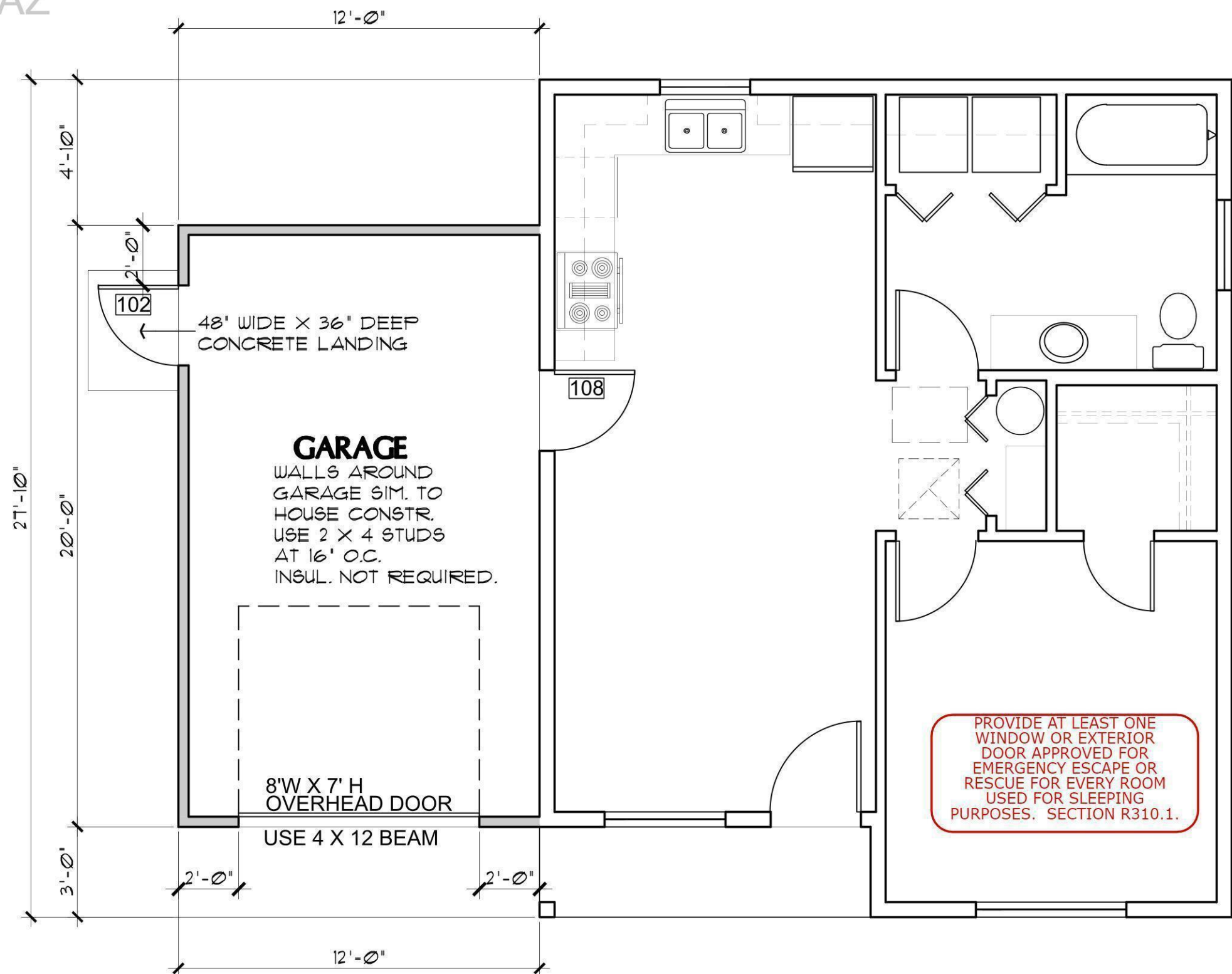


ALTERNATE GARAGE – REAR ELEVATION

SCALE: 1/4" = 1'-0"



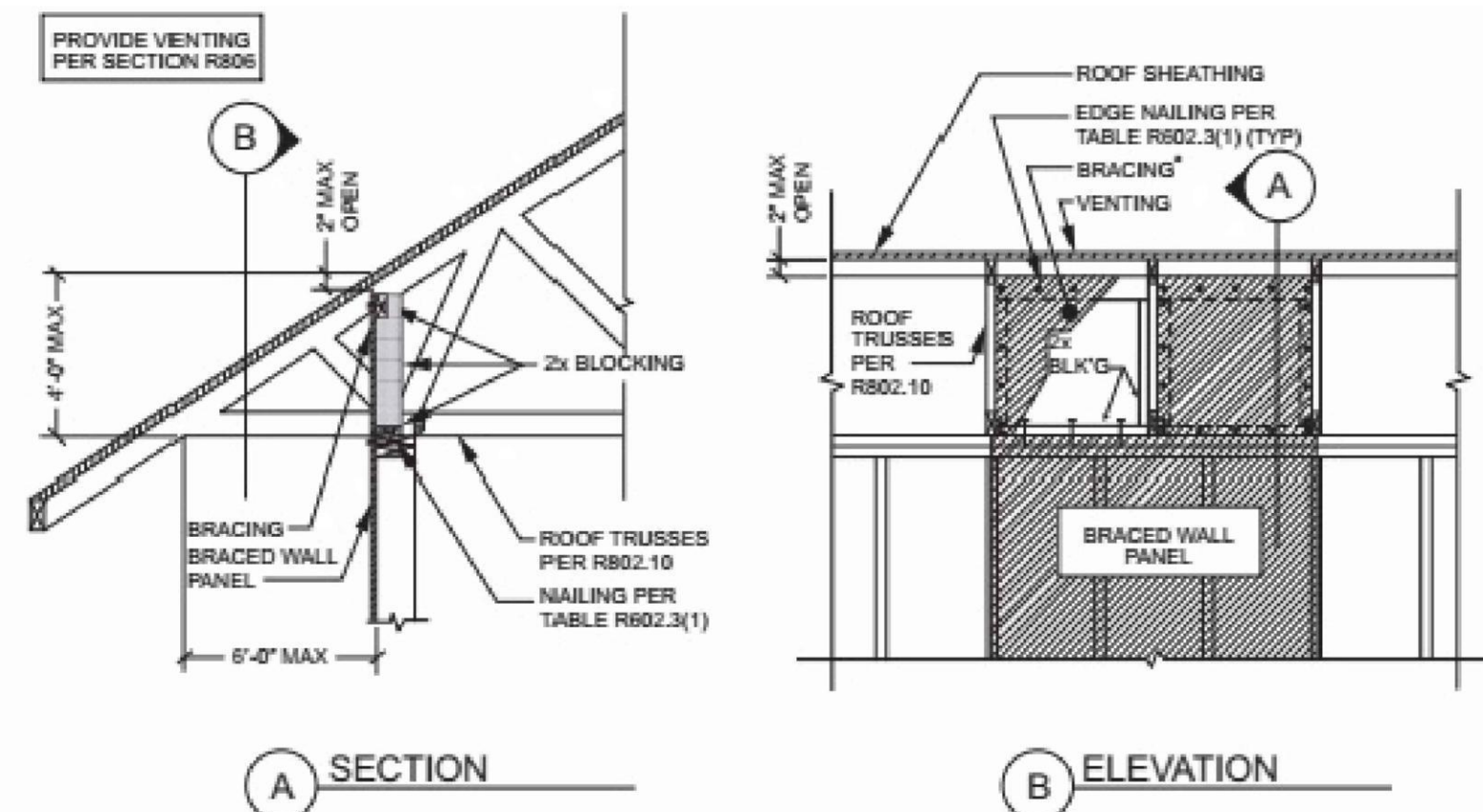
1 TYPICAL VALLEY TRUSS OVERFRAME DETAIL
SCALE: 1/4" = 1'-0"



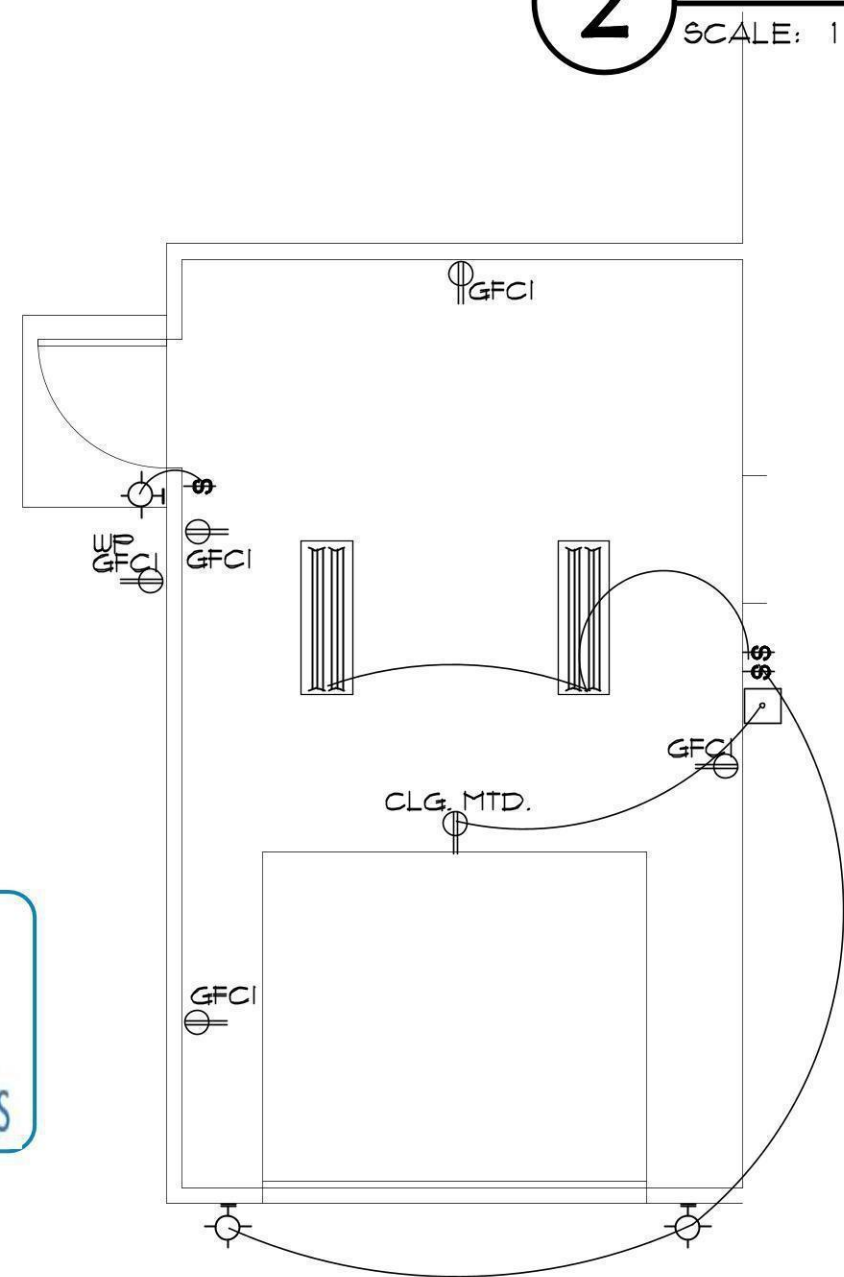
ALTERNATE GARAGE FLOOR PLAN

SCALE: 1/4" = 1'-0"

APPROVAL IS SUBJECT TO FIELD INSPECTION AND COMPLIANCE WITH ALL RELEVANT CODES, LAWS AND ORDINANCES

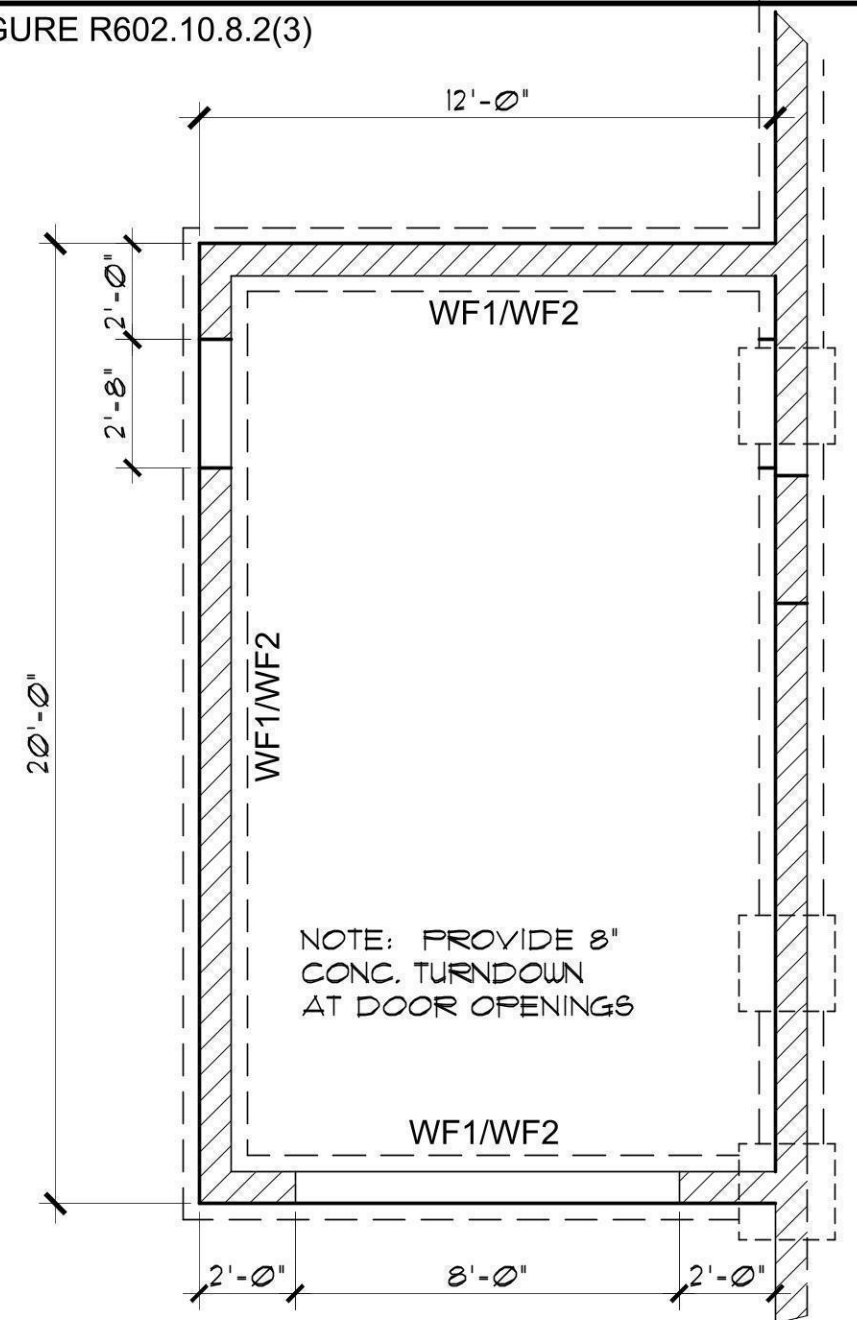


2 BRACED WALL PANEL CONNECTION OPTION AT PERPENDICULAR ROOF TRUSSES
SCALE: 1 1/2" = 1'-0" 2018 IRC FIGURE R602.10.8.2(3)



ALTERNATE GARAGE ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



ALTERNATE GARAGE FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

REVIEWED FOR DESIGN CRITERIA ONLY

Job no. : 1BDRM/1BATH
Date : 12/09/2020
Drawn by: MFR
Chk'd by: MFR
Scale : AS NOTED
Revisions:

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ALTERNATE GARAGE PLAN / ELEVATIONS

1 BEDROOM / 1 BATH

YAVAPAI COUNTY, ARIZONA

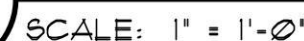
1015 FAIR STREET
PRESCOTT, ARIZONA

SHEET NO:

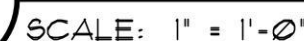
A-1.1



SCALE: 1 1/2" = 1'-0"



(F2) SCALE: 1" = 1'-0"



SCALE: 1/4" = 1'-0"

TRUSS CALCULATIONS
TO BE ON SITE AT TIME
OF INSPECTION



SCALE: 1/4" = 1'-0"

REVIEWED FOR
DESIGN CRITERIA
ONLY

NOTE: PROVIDE PANEL EDGE SUPPORT FOR
NARROW-WIDTH ROOF SHEATHING PER
APA TECHNICAL REPORT #R275A.

YAVAPAI COUNTY, ARIZONA

1015 FAIR STREET
PRESCOTT, ARIZONA

SHEET NO:

A-2.0

Mark Rogers, Architect, PLLC

86323


◆◆◆ Chino Valley, Arizona

Phone: (928) 848-3516

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PROPERTY OF YAVAPAI COUNTY, AZ

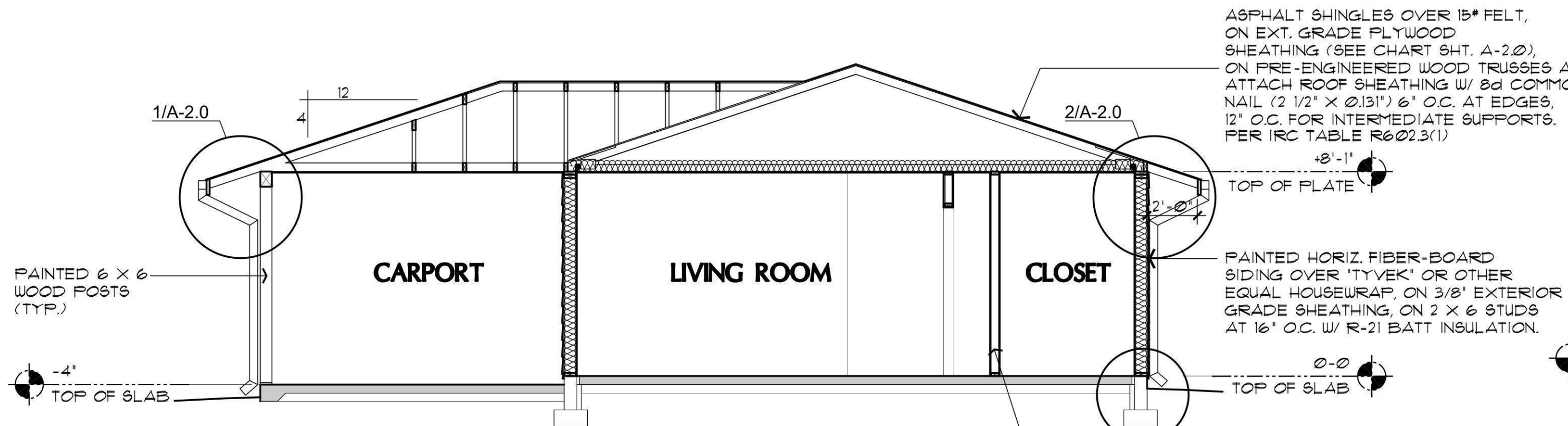
PROPERTY OF YAVAPAI COUNTY, AZ

Job no. : 1BDRM/1BATH
Date : 12/09/2020
Drawn by: MFR
Chk'd by: MFR
Scale : AS NOTED
Revisions:  02/03/2022
FOOTING
REVISION

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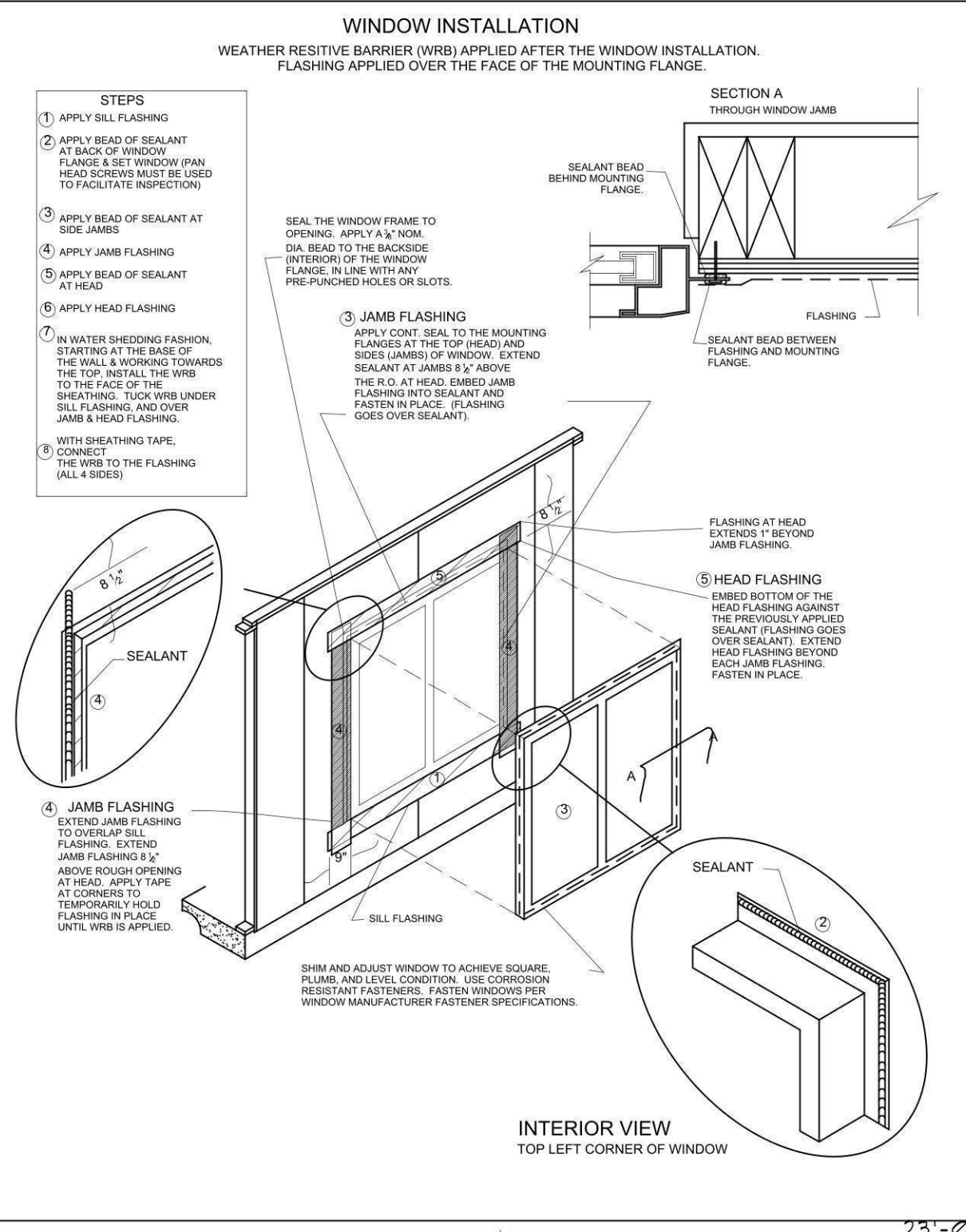




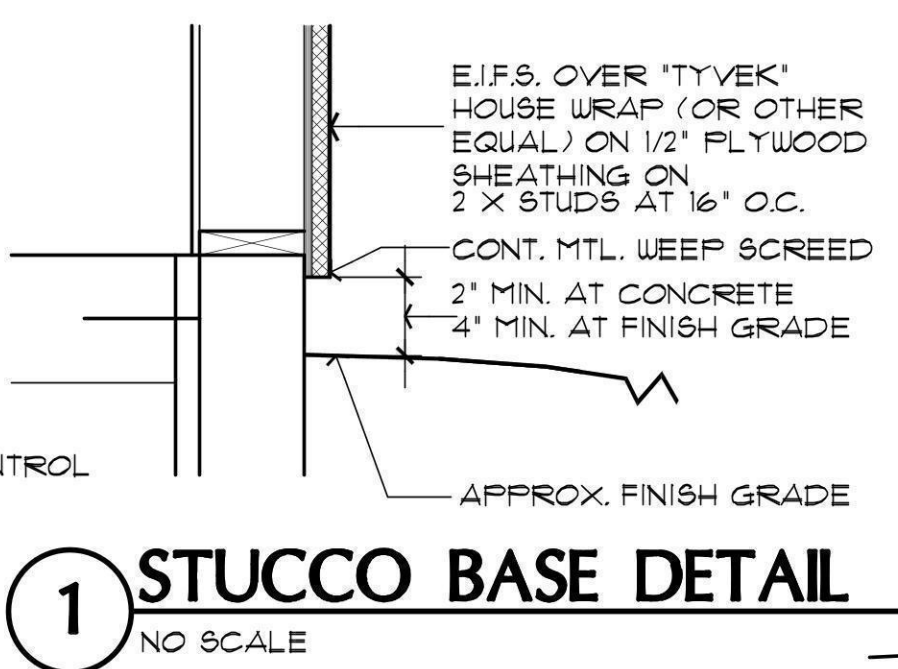
A BUILDING CROSS SECTION
SCALE: 1/4" = 1'-0"



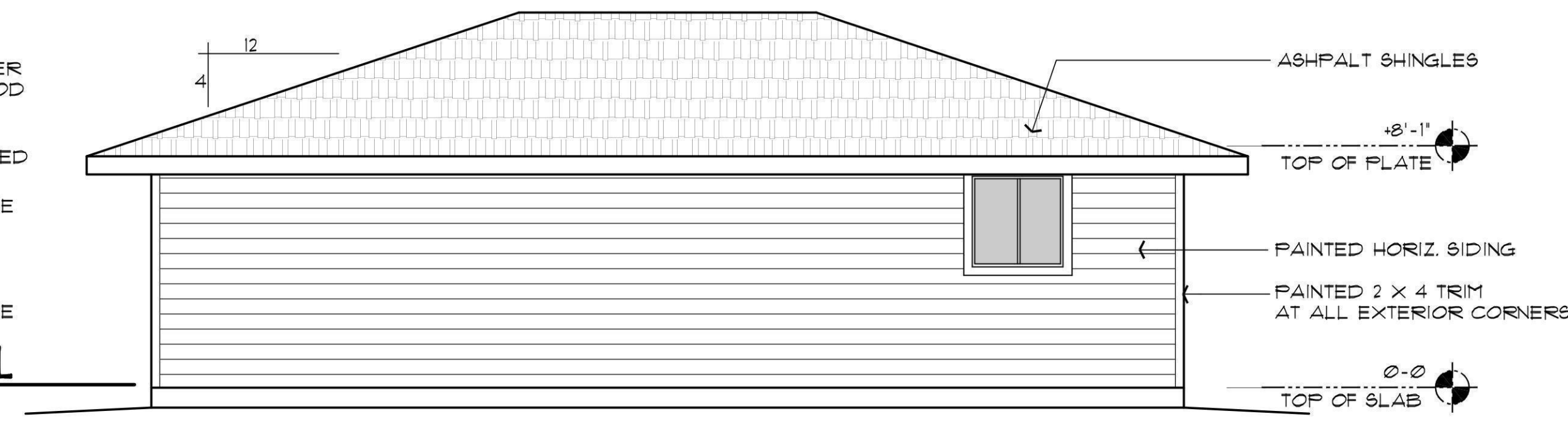
HIP ROOF FRONT ELEVATION - HORIZ. SIDING OPTION
SCALE: 1/4" = 1'-0"



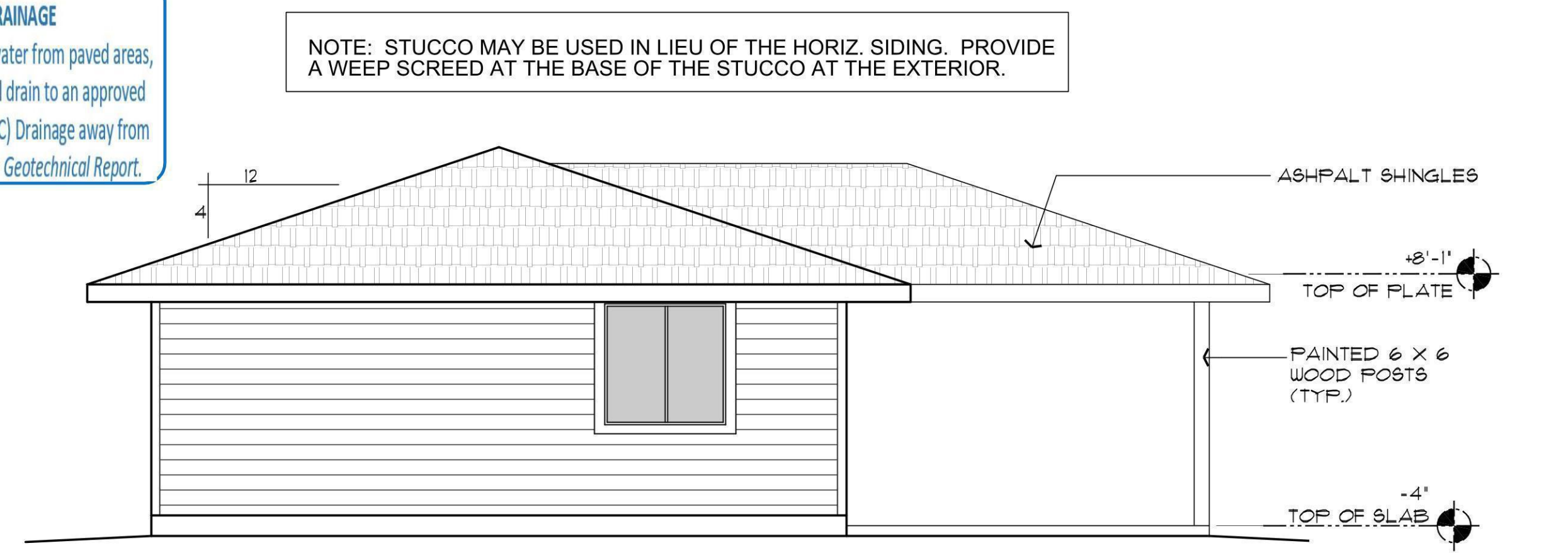
- ROOF NOTES**
1. REFER TO TRUSS CALCULATIONS FOR FINAL ROOF FRAMING DESIGN.
 2. SIMPSONS H2B4 HANGERS TO BE APPLIED @ ALL TRUSS ENDS
 3. ROOF SHEATHING TO BE 5/8" CDX PLYWOOD.
 5. SUPPORTED MEMBERS OF G.L.B. 4 GIRDERS OR OTHER CONCENTRATED LOADS SUPPORTED BY WALL OR PIER SHALL HAVE BEARING AT LEAST AS WIDE AS THE ROOF MEMBER
 6. ROOF PITCH 4:12 (TYP.).
 7. OVERHANGS TO BE 24".
 8. FURNACE IN ATTIC: PROVIDE A 24" SOLID PASSAGEWAY TO CONTROL SIDE OF APPLIANCE AND A 30" SERVICE SPACE ON THE CONTROL SIDE OF THE APPLIANCE (REQUIRED FOR ATTIC MOUNT FURNACES)
 9. ALL RAFTERS SHALL BE DOUGLAS FIR #2 (SIZE PER PLAN) ALL STUDS SHALL BE HEM FIR #2 (SIZE PER PLAN)



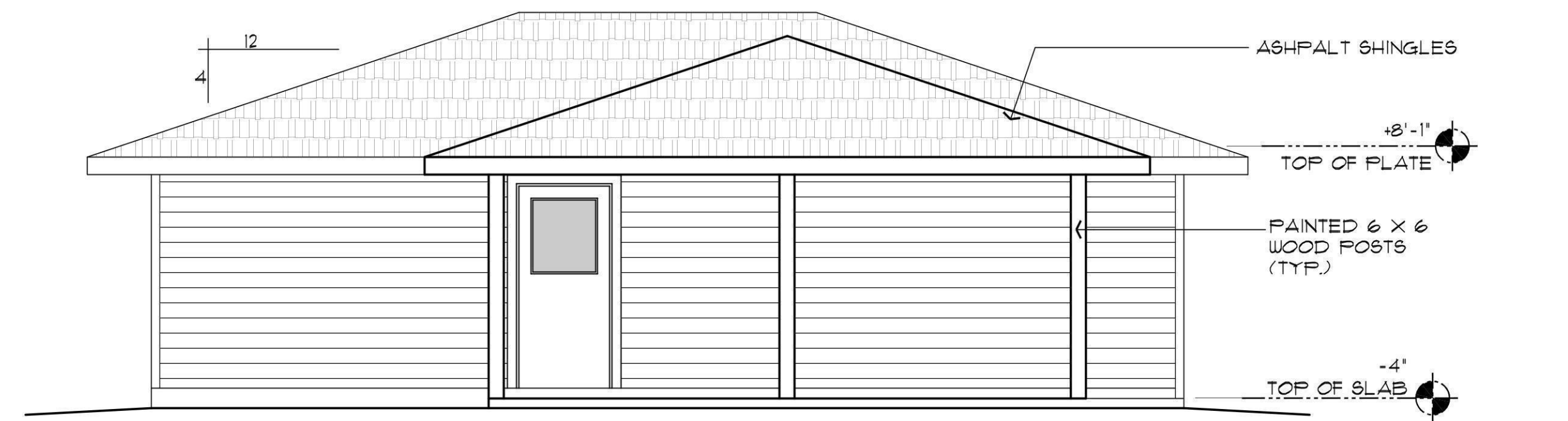
1 STUCCO BASE DETAIL
NO SCALE



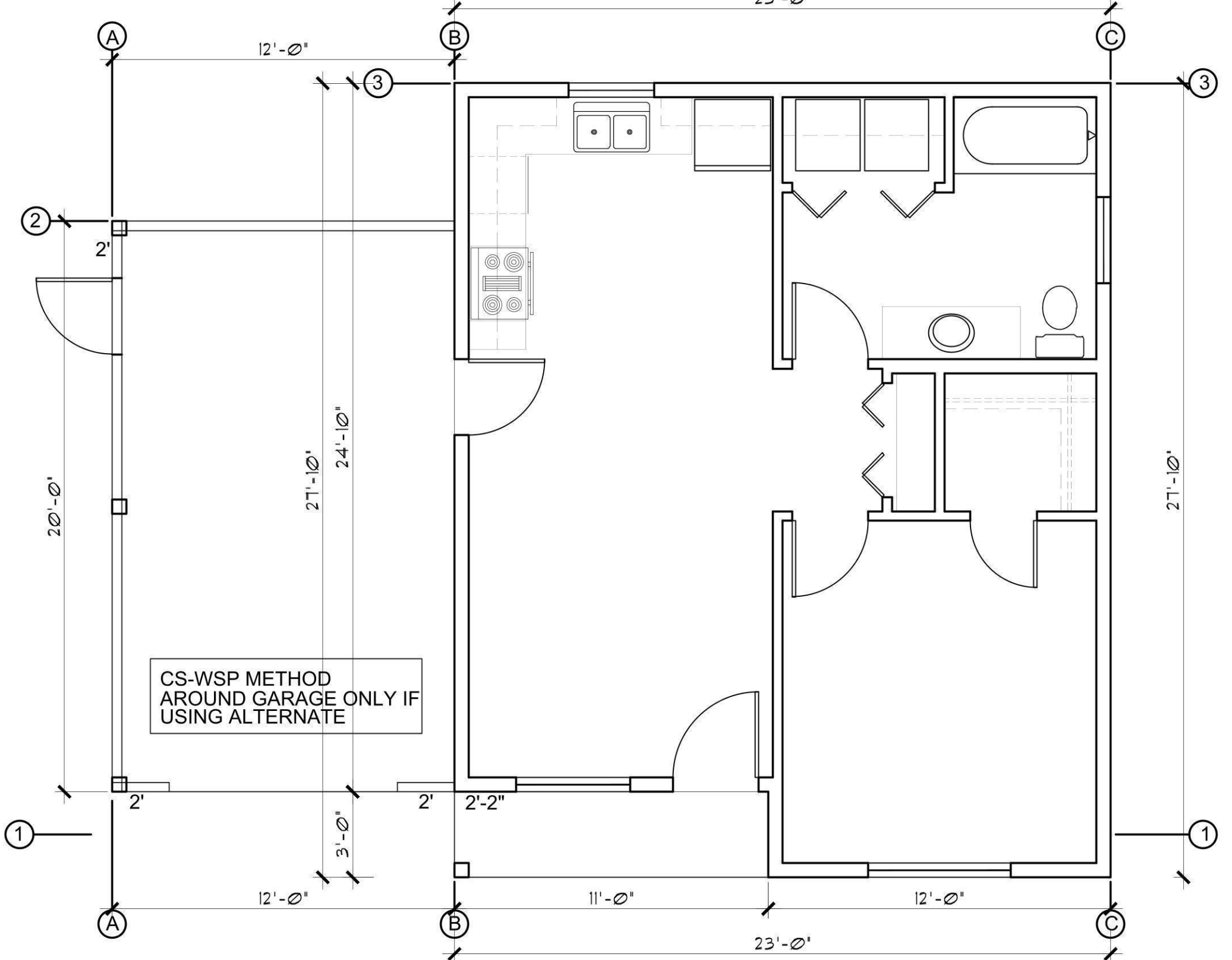
HIP ROOF RIGHT SIDE ELEVATION - HORIZ. SIDING OPTION
SCALE: 1/4" = 1'-0"



HIP ROOF REAR ELEVATION - HORIZ. SIDING OPTION
SCALE: 1/4" = 1'-0"



HIP ROOF LEFT SIDE ELEVATION - HORIZ. SIDING OPTION
SCALE: 1/4" = 1'-0"



BRACE-WALL PLAN - CS-WSP METHOD
SCALE: 1/4" = 1'-0"

BRACE WALL PANEL NAILING:
USE 6d COMMON NAILS
2" X 0.113", 1.5" PENETRATION
6" AT EDGES, 12" FIELD

CS-WSP METHOD	
BWL A (when using the Alternate Garage)	
TABLE R602.10.3 (1) WIND SPEED	30" 115mph
MIN. BRACE WALL PANEL 4.5'	
R602.10.3(2) X 1.20	
ITEM 1: 5.4'	
ITEM 2: ROOF EAVE TO RIDGE (LESS THAN 5') X 0.70 = 3.78	
ITEM 3: PLATE HEIGHT = 8" 3.78 X .90 = 3.41	
ITEM 4: # OF BWL's = 3 3.41 x 1.30 = 4.43	
ITEM 5: N/A	
ITEM 6: N/A	
ITEM 7: N/A	
ITEM 8: N/A	
TOTAL REQUIRED: 4.43'	
TOTAL PROVIDED: 20'-0"	

CS-WSP METHOD	
BWL B & C	
TABLE R602.10.3 (1) WIND SPEED	30" 115mph
MIN. BRACE WALL PANEL 4.5'	
R602.10.3(2) X 1.20	
ITEM 1: 5.4'	
ITEM 2: ROOF EAVE TO RIDGE (LESS THAN 5') X 0.70 = 3.78	
ITEM 3: PLATE HEIGHT = 8" 3.78 X .90 = 3.41	
ITEM 4: # OF BWL's = 3 3.41 x 1.30 = 4.43	
ITEM 5: N/A	
ITEM 6: N/A	
ITEM 7: N/A	
ITEM 8: N/A	
TOTAL REQUIRED: 4.43'	
TOTAL PROVIDED: 27'-10"	

CS-WSP METHOD	
BWL 1	
TABLE R602.10.3 (1) WIND SPEED	40" 115mph
MIN. BRACE WALL PANEL 6.0'	
R602.10.3(2) X 1.20	
ITEM 1: 7.2'	
ITEM 2: ROOF EAVE TO RIDGE (LESS THAN 5') X 0.70 = 3.78	
ITEM 3: PLATE HEIGHT = 8" 3.78 X .90 = 3.41	
ITEM 4: # OF BWL's = 3 3.41 x 1.30 = 4.43	
ITEM 5: N/A	
ITEM 6: N/A	
ITEM 7: N/A	
ITEM 8: N/A	
TOTAL REQUIRED: 4.43'	
TOTAL PROVIDED: 23'-0"	

CS-WSP METHOD	
BWL 2 AT ALTERNATE GARAGE	
TABLE R602.10.3 (1) WIND SPEED	20" 115mph
MIN. BRACE WALL PANEL 3.5'	
R602.10.3(2) X 1.20	
ITEM 1: 4.2'	
ITEM 2: ROOF EAVE TO RIDGE (LESS THAN 5') X 0.70 = 3.78	
ITEM 3: PLATE HEIGHT = 8" 3.78 X .90 = 3.41	
ITEM 4: # OF BWL's = 3 3.41 x 1.30 = 4.43	
ITEM 5: N/A	
ITEM 6: N/A	
ITEM 7: N/A	
ITEM 8: N/A	
TOTAL REQUIRED: 4.43'	
TOTAL PROVIDED: 12'-0"	

Job no. : 1BDRM/1BATH
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Revisions:

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**EXTERIOR ELEVATIONS
1 BEDROOM / 1 BATH
YAVAPAI COUNTY, ARIZONA**

1015 FAIR STREET
PRESCOTT, ARIZONA

REVIEWED FOR
DESIGN CRITERIA
ONLY

A-3.0

